

Marylebone Square (Moxon Street Car Park)

# Community Liaison Group meeting #16 minutes

Date & time	Location
Wednesday 16 <sup>th</sup> December 2020, 5.30pm	Held via Zoom
Attendees	Project team present
Cllr Karen Scarborough (Marylebone High Street Ward) Karen & Mark Alcock (Faraday House) Marina Coleman (St. Vincent's Catholic Primary School) Neil Wilson (Marylebone Association) Anthony de-Roche (St. Vincent School Construction Liaison) Dean Bermingham (Westminster City Council) Martha Ines Ortegon (Brendon House) Sue Raynsford (13 Faraday House) Anthony de-Roche (St. Vincent School Construction Liaison) Alan Donacchie (Regent's University London) Simon Cole (Howard de Walden Estate) Tracey Hartley (Howard de Walden Estate) Bob Campbell (30 Rodmarton Street) Zoheir Mouaziz (Groupe INSEEC) Ange Nkurunziza (Groupe INSEEC) Dr Brian Wells Sue Raynsford Anne Marie Johnson Alex Praag Dr Gillian Dryburgh Elizabeth Queenan	Niki O'Hara (Concord London)  Graham Potts (Kier)  Stephen Boakes (Four Communications)  Trusha Dabasia (Kier)  <b>Apologies</b>  Rob Kirk (Howard de Walden Estate)

Item	Minutes
<b>1. Introductions</b>	Stephen Boakes, of Four Communications introduced himself and the project team members present. Attendees from the community then introduced themselves one by one.
<b>2. Project update</b>	<p>Graham Potts, representing the contractor (Kier), summarised the works set to take place in November and December.</p> <ul style="list-style-type: none"> <li>• Site working hours: Monday to Friday: 08:00 to 18:00 and Saturday: 08:00 to 13:00</li> <li>• Christmas shut down: <ul style="list-style-type: none"> <li>○ Site works complete 23<sup>rd</sup></li> <li>○ Kier onsite on the 24<sup>th</sup> to secure the site</li> <li>○ Return to work on 4<sup>th</sup> January 2021</li> <li>○ Kier emergency contact details provided to council, Anthony de-Roche and St Vincent School.</li> </ul> </li> <li>• Graham showed photography of the current works and equipment on site.</li> <li>• Hoarding Installation. Kier is very keen to adapt to a more traditional timber hoarding for the community and to bring as much space back as possible. Graham illustrated the street width to be returned ASAP.</li> <li>• Graham showed the current logistics of the traffic marshals. Billy is the team lead and Graham asks that all please approach him if they have any concerns or queries whilst about the site.</li> <li>• After Christmas there will be two gates in along Aybrook street. In future, the team will install a gate at junction of Moxon and Cramer to alleviate pressure on corner of Aybrook and Moxon Street and allow a one-way system through site.</li> <li>• Graham showed photos of the current kingpost wall and piling rig. The team have gone to great lengths with the piling rig to ensure it creates the least disruption. It is the quietest rig Graham has ever worked on and has not breached any trigger levels. The rig includes brushes that can be noisy but tackle mess.</li> <li>• Graham showed off the timeline that has not changed since the last meeting. With an end date for May 2023. All is going to plan and will continue into the New Year. Nothing negative to report on timescales.</li> </ul> <p>Graham confirmed that issues with Waitrose and deliveries has been resolved. The Marshall team are working closely with Waitrose for them to be able to reach their loading bay.</p>

### 3. January 2021 Lookahead

- January Lookahead was discussed, with the key events being:
  - Piling rig along St Vincent Street will begin next week, aiming to get as much done before Christmas as possible (it takes 7 to 8 days) and will continue in January
  - Noise levels have never reached any triggers.
  - Cllr Scarborough asked if works can be done at the weekend near the schools as the piling works affect both St Vincent's and St Marylebone's. Graham confirmed this can easily be done on a Saturday and that they are happy to do that to avoid school disruption.
- The remainder of the Kingpost installation will occur in January.
- Capping beam will go round the whole perimeter, and once that is finished the team can start the basement works and excavation which will take place over the year.

**4. Questions**

Q1: Dean asked where the timeline video is?

We have a fixed location for a live camera to take live videos of the works on site. In the next presentation we should be able to show off live snippets of the works taking place. There is one in place at the moment but this is not quite as sophisticated as we would like.

Dean confirmed that he will be meeting with Graham on the site on Wednesday. Dean, Cllr Scarborough and Graham meet every Wednesday at 8 o'clock to discuss any issues. Residents are asked to please raise issues with them.

Q2: Alex Praag/Farmer's Market: Will 23<sup>rd</sup> Christmas Tree pick-up be disrupted?

Graham confirmed that there should be no disruption outside of the hoarding.

Q3: What will happen during periods of very bad weather?

UK weather only gets disruptive during high winds. Rain and cold are not generally disruptive. Mud can be an issue when transferred off the site but this is monitored and cleared. Generally, works will continue through all weathers.

Q4: When will the marketing for the new flats start?

Niki confirmed he would send Anne Marie an email with the right contact. UPDATE: This has been done.

Q5: What gates will Aybrook Street use next week?

Next week both gates will be used with the aim to install a gate at junction of Moxon and Cramer to alleviate pressure on corner of Aybrook and Moxon Street and allow a one-way system through site.

Q6: (Directed at Cllr Scarborough) concerning other planning applications, is it likely these will take place at the same time and thus multiply the disruptions?

Cllr Scarborough confirmed that once permission is granted it is granted.

Dean confirmed once granted nothing can be done besides minimising disruption.

	<p>Residence were encouraged to raise any quires and in the first instance direct them to the site team. The details are as follows:</p> <p>Trusha Dabasia - 07791714 890 - <a href="mailto:Trusha.dabasia@kier.co.uk">Trusha.dabasia@kier.co.uk</a>  Dean Probert- 07791 719 080 - 7am to 6pm  Graham Potts - <a href="mailto:Graham.potts@kier.co.uk">Graham.potts@kier.co.uk</a>  Dean Bermingham - Westminster council highways officer - <a href="mailto:dbermingham@westminster.gov.uk">dbermingham@westminster.gov.uk</a>  Kevin Mutimer - Westminster council environmental officer - <a href="mailto:kmutimer@westminster.gov.uk">kmutimer@westminster.gov.uk</a></p>
<b>4. Date of next meeting</b>	The next meeting will take place in 2021. Four Communications will confirm details closer to the time.
<b>AOB</b>	<p>Click and collect deliveries over Christmas will be discussed further.</p> <p>Dean thanked Cllr Scarborough and wished everyone a Merry Christmas.</p> <p>Cllr Scarborough echoed that it has been a tough year and to look forward to a much better 2021, wishing everyone a Merry Christmas.</p> <p>Graham echoed these sentiments and thanked everyone for their patience on the development.</p> <p>Stephen echoed these sentiments and wished everyone a Merry Christmas before closing out the meeting.</p>